

MINUTES

VILLAGE COUNCIL MEETING

Wednesday, May 17, 2017 @7 PM

Walden Woods Meeting House

Call to Order: Meeting was called to order by Chairman, Joe Palladino, at 7 PM.

Roll Call: Joe Palladino, Marlene Towers and Lynn Fitzgerald were present.

Approval of Minutes: The minutes of April 19, 2017 meeting were approved as written.

Financials: \$72,250 collected as of meeting date, which is in line with what was budgeted. Management fee \$47 over budget. There was also a line item shortfall of \$1000 for mulch. This can be replaced from another area or from reserves not used for ornamental stone in certain mulched areas. Contract and maintenance services appear over budget on report, but should catch up as the year progresses. This was due to some landscaping projects being done a little earlier than expected. \$3400 was transferred into reserves.

Old Business: Discussed the status of work orders approved at previous meetings, some of which were completed during warm, dry weather in the winter. Hedge trimming and mulch replacement are scheduled for late May – early June, depending on weather. Remaining sidewalk repairs are scheduled for late June/early July. This includes the stairs at 10 Aster. Remaining catch basin repairs were completed in April. Tree work will be determined after a walk around by Council members in mid June.

Discussion of the extensive paving project on the Knoll was continued, with consideration being given to a third party consultant for advice on scope of project and, possibly, overseeing the project from start to completion. At this point, Elite has received only one bid from an engineering firm, coming in at a cost of \$3,970 for analysis of the job and preparation of specifications for the entire project. They also provided hourly costs for evaluation of contractor bids and overseeing phases of the project during construction. Any vote was deferred until after Owners Forum for input by residents present.

Replacement of ornamental grass at 44 Sagewood was discussed with Mark Stupcenski of Russo landscaping, who will advise.

New Business:

Items discussed were as follows:

- 1) Common area behind Knollwood North noted to have a great deal of debris. Need to stress that this area is not there for dumping landscaping debris, pet waste or storage.
- 2) Noted by the Chair that hedge trimming has begun in some areas of the Village.
- 3) Replacement of mailboxes where necessary On The Green, Mercer, Pierce and Hawthorne. Need to get quotes from Elite Management.
- 4) Consideration of further projects, which can be done this year or placed on list for the following year, dependent on the budget:
 - a) Pot hole patching on Primrose Lane.
 - b) Relocate a sprinkler head and remove a dead rhododendron on the side of the unit at 330 Mercer.
 - c) Trim back a rhododendron at 4 On The Green.
 - d) At 342 Mercer, consider removing dead tree in front of unit as part of tree
 - e) Hedge work at 519 Hawthorne.
 - f) Remove and replace existing bushes in walkway between 531 and 535 Hawthorne.
 - g) Removal of leaning pine tree located behind 30 Knollwood North with stump removal.
 - h) Removal of dead tree behind Knollwood North and consideration of owner request to plant and maintain privacy bushes behind unit.
 - i) Trim back vs. remove tree at side of unit at 20 Ivy. Also evaluate trees at rear of unit for removal in the future. Consider unit owner request to remove tree within limited common area.

Discussed and voted on having work orders and quotes provided for the above listed items.

Owners Forum:

Unit owner Marian Sorbo from 30 Knollwood North discussed the need for stump removal in front of her home. Apparently, tree was removed and stump was not ground due to its proximity to the home. Will need to discuss this further with the landscaper. Also discussed the large tree with an extensive, exposed root system between her unit and 32 Knollwood North. It will be taken into consideration as part of the tree work budget.

In other business, any vote on the paving project, including hiring an engineering firm was tabled until the next Council meeting.

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted by Marlene Towers, Secretary

